GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – SPSR Nellore District -Alienation of Government land to an extent of Ac.3-54 cents in Sy. Nos.2210 etc situated at Nellore Bit-I (Kothur Village), Nellore City and Mandal, in favour of Income Tax Department for construction of Office premises and residential quarters on payment of market value @ Rs.1.40 crore per acre subject to certain conditions – Orders – Issued.

Revenue (Assignments.III) Department

G.O.MS.No. 273 Dated 17.7.2015

(1) Letter Rc.E4/4749/2013, dated 10.03.2015 of the District Collector, SPSR Nellore.

(2) Letter No.Assn.II(1)/244/2015, dated 24.03.2015 of the Chief Commissioner of Land Administration, AP Hyderabad.

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ORDER:

In the letter 1st read above the District Collector, SPSR Nellore has stated that in the proceedings dated 19-02-2013, the land measuring an extent of Ac.3-54 cents in Sy. No.2210/5 etc of Nellore Bit-I (Kothur village) has been ordered to be given in advance to the Income Tax Department as requested by the Commissioner of Income Tax Guntur for construction of office premises and residential quarters at Nellore in terms of Government Memo. No.20264/Assn.I(1)/2013, dated 18-09-2013 pending approval of regular alienation proposals under the provisions of BSO-23. The Tahsildar, Nellore has been permitted to allot the said land to the Income Tax Department with a request to send alienation proposals after obtaining necessary sales statistics from the Registration Department through the RDO, Nellore. The Tahsildar, Nellore has allotted the subject land in advance on 20-02-2014 to the Additional Commissioner, Income Tax Department, Nellore Region. The Commissioner of Income Tax, Guntur has submitted application in Appendix XXIX under BSO-24 along with the Annexure XI as prescribed in G.O. Ms. No.571, dated 14.09.2012.

2. The District Collector has further stated that the Tahsildar, Nellore has submitted alienation proposals stating that the land proposed for alienation is free from encroachment and there are no tombs, trees and structures. A1 Notice has been published on 3-12-2014 in the village calling for objections and no objections have been received within the stipulated period. Regarding fixation of market value, the Joint Sub-Registrar Nellore has given the rate @ Rs.72,60,000/- per acre. The land proposed for alienation is at a distance of nearly 9 KMs from the District headquarters and is situated on the Northern-side to Nellore-Podalakur R&B Road. The Tahsildar after obtaining sales statistics, recommended @ Rs.1.40 crore, per acre. The RDO Nellore agreed with the rate proposed by the Tahsildar. The Joint Collector Nellore after inspection has felt that it is just and proper to fix the market value @ Rs.1.40 crore per acre. The District Collector has, therefore, submitted proposals to Chief Commissioner of Land Administration, for alienation of the above Government land.

3. In his letter 2nd read above, the Chief Commissioner of Land Administration, AP has stated that the above proposal was placed before the APLMA in its meeting held on 20-3-2015 and the APLMA has resolved to recommend to the Government for alienation of land to an extent of Ac.3-54 cents in Sy. No. 2210 etc. situated at Nellore Bit-I (Kothur Village), Nellore City and Mandal, in favour of Income Tax Department for construction of Office premises and residential quarters on payment of market value @ Rs.1.40 crore per acre.

4. In the circumstances reported by the District Collector, SPSR Nellore and the Chief Commissioner of Land Administration, AP, Hyderabad and as per the recommendations of the A.P. Land Management Authority (APLMA) Government after careful examination of the matter, hereby order to alienate the Government land to an extent of Ac.3-54 cents in Sy. Nos.2210 etc situated at Nellore Bit-I (Kothur Village), Nellore City and Mandal, in favour of Income Tax Department for construction of Office premises and residential quarters on payment of market value @ Rs.1.40 crore per acre, subject to the following conditions.

(i) The land shall be utilized for the purpose for which it is allotted within three years of the orders of alienation.

contd.2.

(ii) The District Collector shall be the Authority to cancel and resume the land from the allottee for violation of conditions as well as for non-utilization of Government land.

5. The Chief Commissioner of Land Administration, and the District Collector, SPSR Nellore shall take necessary further action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.C.SHARMA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Chief Commissioner of Land Administration,
A.P. Hyderabad.
The District Collector, SPSR Nellore.
Copy to:
Sri R.Govindarajan, Commnr. of I.T.,
1st Floor, Aayakar Bhavan, 22 K.T. Road,
Tirupathi.
The PS to Dy. CM (Rev.)
The PS to Secy to CM.
The PS to Prl.Secy. (Rev.)
The GA (Cabinet) Deptt.
SF / SC.

/ Forwarded :: By Order /

SECTION OFFICER